

Under Contract



1, 48 Mount Street, West Perth



## Lifestyle Living With a View

Experience the legacy of 'Melford Court' Apartments, a historic gem designed by Krantz & Sheldon in 1961. Conveniently located just minutes from Kings Park, Jacob's Ladder, Mount Street Café, Perth CBD and easy access to all major CAT bus routes (QEII & UWA).

Nestled in this iconic landmark is a ground-level, Mount Street facing stand-alone apartment, offering a convenient inner-city lifestyle. Boasting a spacious kitchen with ample storage, complemented by a gas stove and electric oven, oak parquetry flooring throughout and an abundance of natural light. Enjoy two double-sized bedrooms, including a master bedroom fitted with floor-to-ceiling built-in robes and renovated bathroom with separate w/c.

Situated behind sliding doors is a wrap-around balcony offering river glimpses and views of picturesque gardens to the south and east. Additional features include a European-style enclosed laundry, reverse cycle air conditioning, and a secure undercover car bay with guest parking available.

Ideally located in sought after West Perth and close to all local amenities, cafes & restaurants, Kings Park, Perth CBD, Western suburbs, and a short 3-minute drive to Subiaco. Benefit from nearby prestigious schools including Subiaco Primary School, West Leederville Primary School, and more.

Don't miss your chance to own a piece of Perth's history and embrace inner city living at Melford Court Apartments.

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<b>Price</b>	UNDER OFFER
<b>Property Type</b>	Residential
<b>Property ID</b>	30111
<b>Land Area</b>	138 m <sup>2</sup>
<b>Floor Area</b>	124 m <sup>2</sup>

### Agent Details

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### Office Details

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**XCEED**   
REAL ESTATE

Features;

- Ground floor, stand-alone apartment
- 2 bedrooms
- 1 bathroom
- Well-appointed kitchen
- Living/dining area
- Parquetry flooring
- Balcony
- European style laundry
- Reverse cycle air-conditioning
- Covered car bay
- Established gardens
- 138 sqm lot
- 124 sqm internal living

Location;

- 100m- Jacobs Ladder
- 150m- Kings Park
- 800m- Perth Convention & Exhibition Centre
- 200m- Perth CBD
- 2.3km- Elizabeth Quay
- 2.9km- Perth Modern School
- 3.1km- Bob Hawke College
- 3.3km- St John of God
- 5km- UWA
- 4.8km- QE2/PCH

Water Rates- \$1,181.40 P/A

Council Rates- \$1,551.45 P/A

Strata Fees- \$1,442.62 P/Q

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*